

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

In Re. §
NINETY-FIVE MADISON COMPANY, LP §

Debtor(s) §

Case No. 21-10529

☐ Jointly Administered

Monthly Operating Report

Chapter 11

Reporting Period Ended: 11/30/2023

Petition Date: 03/22/2021

Months Pending: 33

Industry Classification:

5	3	1	1
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Reporting Method: Accrual Basis ☒

Cash Basis ☐

Debtor's Full-Time Employees (current): 0

Debtor's Full-Time Employees (as of date of order for relief): 0

Supporting Documentation (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- ☒ Statement of cash receipts and disbursements
- ☒ Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
- ☒ Statement of operations (profit or loss statement)
- ☒ Accounts receivable aging
- ☒ Postpetition liabilities aging
- ☒ Statement of capital assets
- ☒ Schedule of payments to professionals
- ☒ Schedule of payments to insiders
- ☒ All bank statements and bank reconciliations for the reporting period
- ☐ Description of the assets sold or transferred and the terms of the sale or transfer

/s/ Sharan Sklar

Signature of Responsible Party

12/22/2023

Date

Sharan Sklar

Printed Name of Responsible Party

95 Madison Avenue, 6th Floor, New York, NY 10016

Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$734,170	
b. Total receipts (net of transfers between accounts)	\$28,013	\$11,409,110
c. Total disbursements (net of transfers between accounts)	\$77,320	\$10,850,946
d. Cash balance end of month (a+b-c)	\$684,863	
e. Disbursements made by third party for the benefit of the estate	\$0	\$0
f. Total disbursements for quarterly fee calculation (c+e)	\$77,320	\$10,850,946

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$25,392
b. Accounts receivable over 90 days outstanding (net of allowance)	\$12,000
c. Inventory (Book <input type="radio"/> Market <input type="radio"/> Other <input checked="" type="radio"/> (attach explanation))	\$0
d. Total current assets	\$1,892,779
e. Total assets	\$11,109,218
f. Postpetition payables (excluding taxes)	\$13,080,123
g. Postpetition payables past due (excluding taxes)	\$1,225,197
h. Postpetition taxes payable	\$0
i. Postpetition taxes past due	\$0
j. Total postpetition debt (f+h)	\$13,080,123
k. Prepetition secured debt	\$60,531
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$433,944
n. Total liabilities (debt) (j+k+l+m)	\$13,574,598
o. Ending equity/net worth (e-n)	\$-2,465,380

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$0	\$0
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$0	\$0
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$0	\$0

Part 4: Income Statement (Statement of Operations) (Not generally applicable to Individual Debtors. See Instructions.)	Current Month	Cumulative
a. Gross income/sales (net of returns and allowances)	\$33,405	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$33,405	
d. Selling expenses	\$0	
e. General and administrative expenses	\$230,057	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$36,844	
h. Interest	\$55,337	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$-54,363	
k. Profit (loss)	\$-234,470	\$-9,660,408

Part 5: Professional Fees and Expenses

a.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>		\$0	\$1,626,250	\$0	\$1,626,250
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i	WINDELS MARX LANE & M	Other	\$0	\$0	\$0	\$0
ii	GRUBER PALUMBERI RAFF	Other	\$0	\$0	\$0	\$0
iii	GLENN AGRE BERGMAN &	Lead Counsel	\$0	\$1,401,944	\$0	\$1,401,944
iv	ROSENBERG & ETIS, PC	Other	\$0	\$214,224	\$0	\$214,224
v	MOSS & MOSS LLP	Other	\$0	\$10,082	\$0	\$10,082
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b.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>		\$0			
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
	i		\$0			
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c.	All professional fees and expenses (debtor & committees)						

Part 6: Postpetition Taxes**Current Month****Cumulative**

a.	Postpetition income taxes accrued (local, state, and federal)	\$0	\$0
b.	Postpetition income taxes paid (local, state, and federal)	\$0	\$0
c.	Postpetition employer payroll taxes accrued	\$174	\$9,095
d.	Postpetition employer payroll taxes paid	\$717	\$14,399
e.	Postpetition property taxes paid	\$0	\$862,004
f.	Postpetition other taxes accrued (local, state, and federal)	\$0	\$2,854,684
g.	Postpetition other taxes paid (local, state, and federal)	\$0	\$2,854,684

Part 7: Questionnaire - During this reporting period:

- a. Were any payments made on prepetition debt? (if yes, see Instructions) Yes ☐ No ☒
- b. Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions) Yes ☐ No ☒
- c. Were any payments made to or on behalf of insiders? Yes ☒ No ☐
- d. Are you current on postpetition tax return filings? Yes ☒ No ☐
- e. Are you current on postpetition estimated tax payments? Yes ☒ No ☐
- f. Were all trust fund taxes remitted on a current basis? Yes ☒ No ☐
- g. Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions) Yes ☐ No ☒
- h. Were all payments made to or on behalf of professionals approved by the court? Yes ☐ No ☐ N/A ☒
- i. Do you have:
- Worker's compensation insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- Casualty/property insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- General liability insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- j. Has a plan of reorganization been filed with the court? Yes ☒ No ☐
- k. Has a disclosure statement been filed with the court? Yes ☒ No ☐
- l. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930? Yes ☒ No ☐

Part 8: Individual Chapter 11 Debtors (Only)

- | | | | |
|----|---|-------|-----|
| a. | Gross income (receipts) from salary and wages | _____ | \$0 |
| b. | Gross income (receipts) from self-employment | _____ | \$0 |
| c. | Gross income from all other sources | _____ | \$0 |
| d. | Total income in the reporting period (a+b+c) | _____ | \$0 |
| e. | Payroll deductions | _____ | \$0 |
| f. | Self-employment related expenses | _____ | \$0 |
| g. | Living expenses | _____ | \$0 |
| h. | All other expenses | _____ | \$0 |
| i. | Total expenses in the reporting period (e+f+g+h) | _____ | \$0 |
| j. | Difference between total income and total expenses (d-i) | _____ | \$0 |
| k. | List the total amount of all postpetition debts that are past due | _____ | \$0 |
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? Yes ☐ No ☒
- m. If yes, have you made all Domestic Support Obligation payments? Yes ☐ No ☐ N/A ☒

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.

/s/ Sharan Sklar

Signature of Responsible Party

General Partner, Ninety-Five Madison Company, L.P.

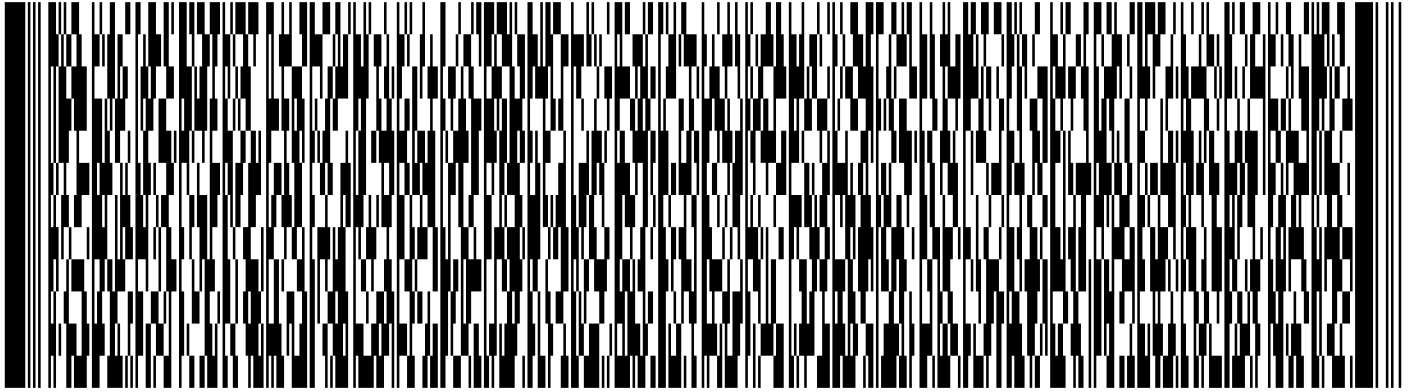
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Sharan Sklar, Sharan Sklar Management LLC

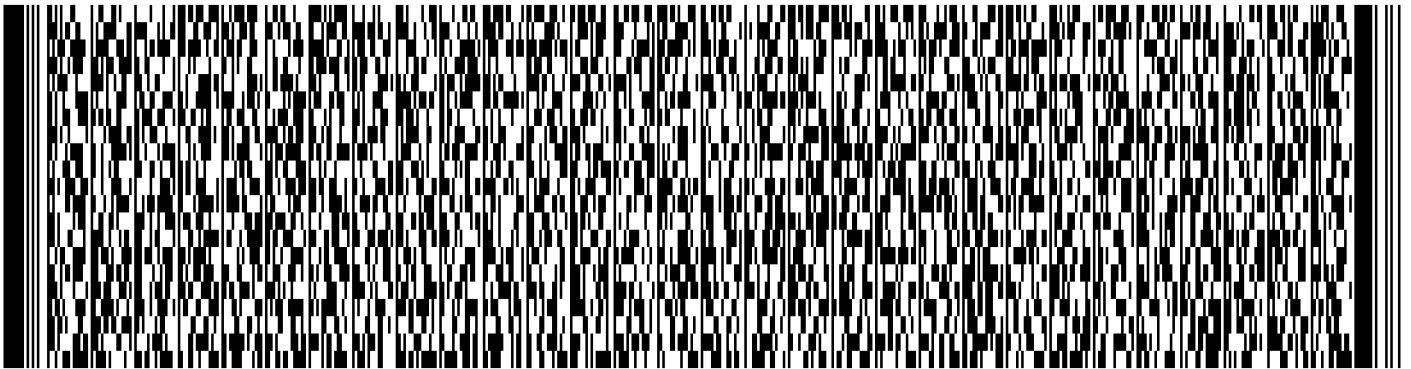
Printed Name of Responsible Party

12/22/2023

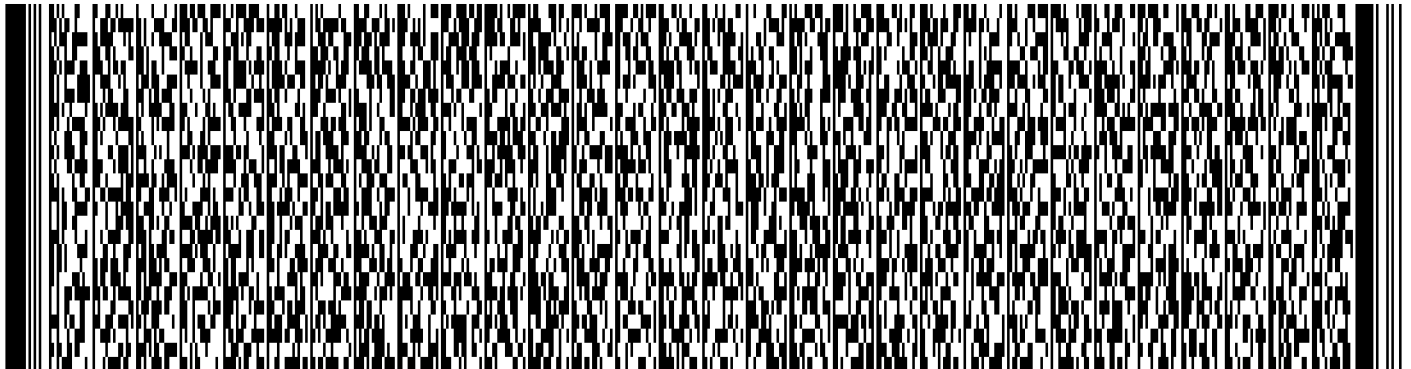
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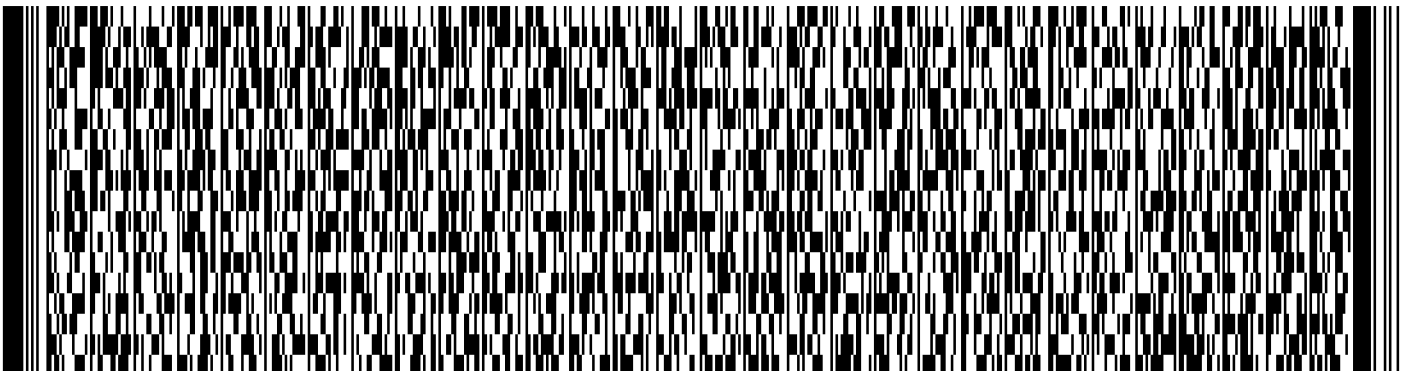
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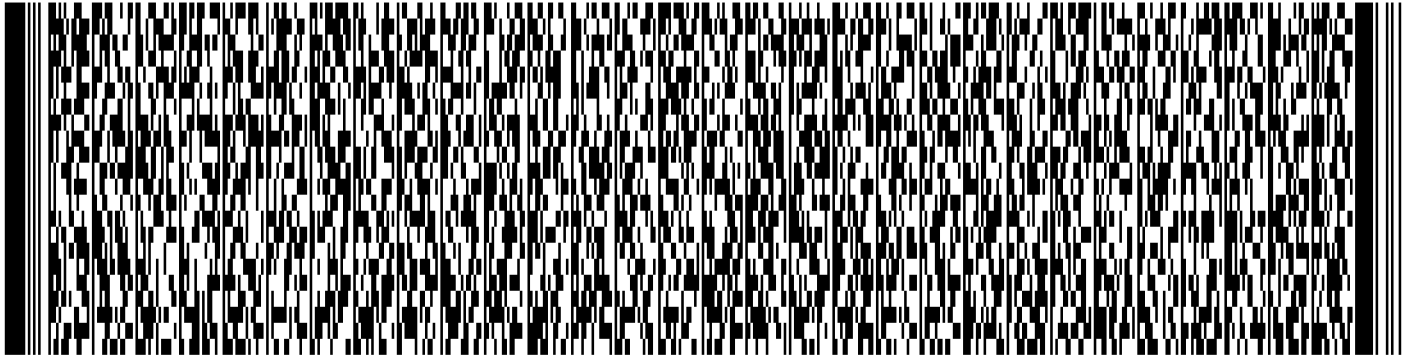
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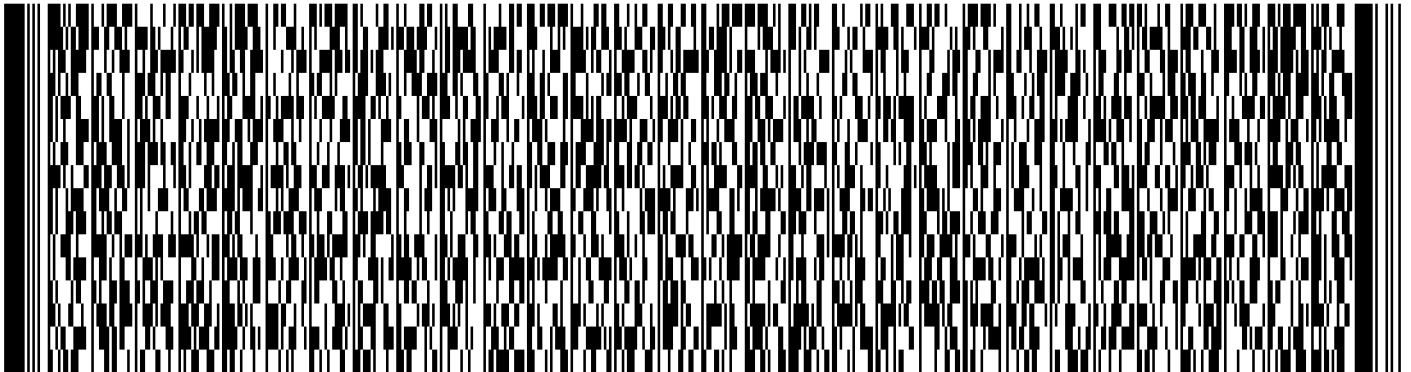
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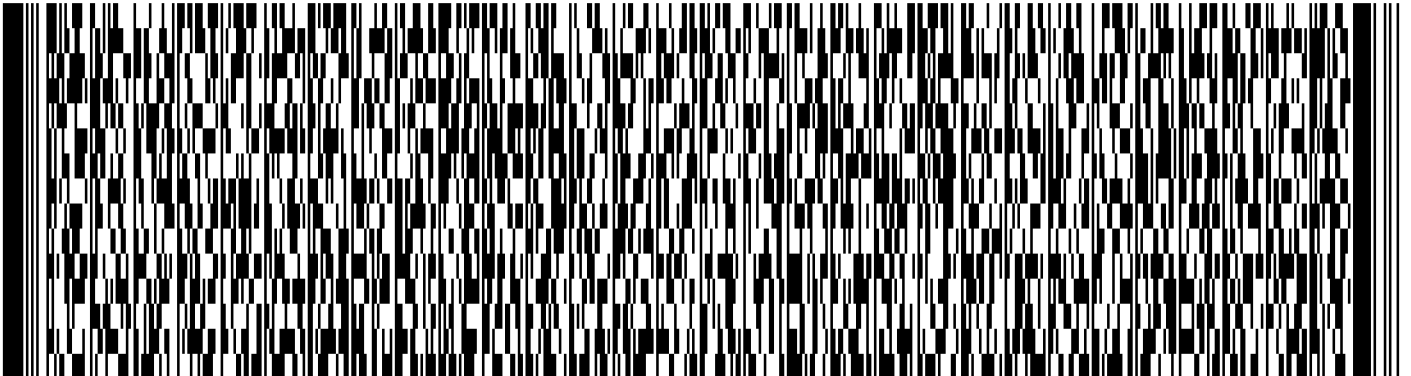
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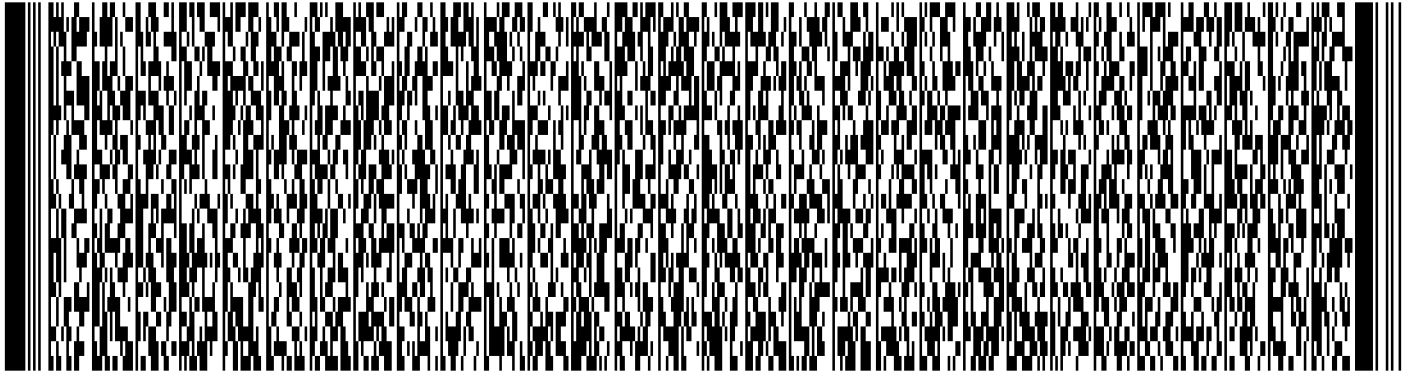
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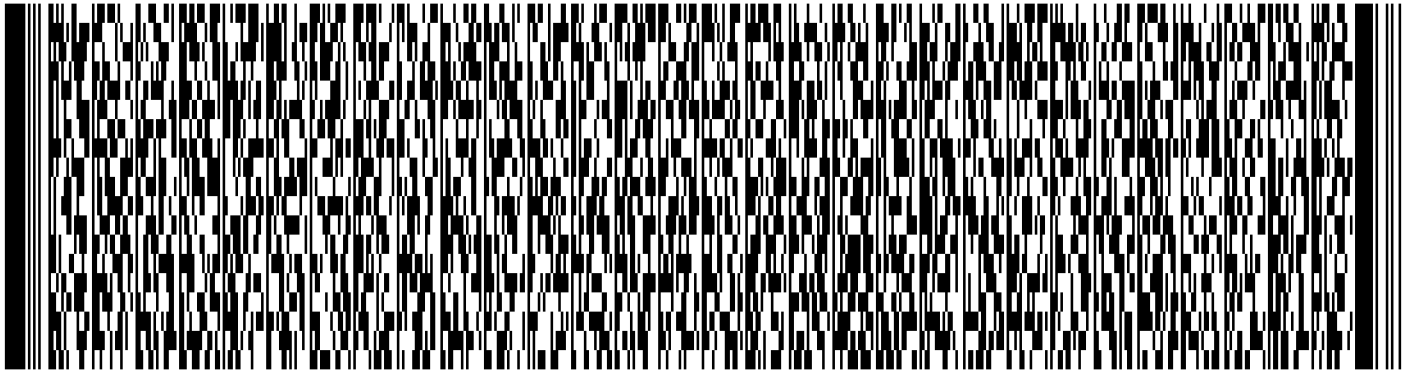
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NonBankruptcy51to100



PageThree



PageFour

In re NINETY-FIVE MADISON COMPANY, LP
Debtor

Case No. 21-10529
Reporting Period Nov 1st, 2023 - Nov 30th, 2023

FORM 11-MOR DISCLOSURE NOTES

PART 4: INCOME STATEMENT

Interest Income:

The related party interest income accrued is included in Line j., Reorganization items.

Please note that this item is presented on the supporting documents "Mor 2" (Statement of Operations) under "Other Income and Expenses."

OTHER DISCLOSURE

Balance Sheet Disclosure

Tenant security assets and liabilities updated as of Nov 2023 based on current bank balance at Nov 30, 2023, which is included in this MoR.

General

Nov 2023 loan interest expense has been deducted from the interest reserve. See loan analysis worksheet provided.

In re	NINETY-FIVE MADISON COMPANY, LP	Case No.	21-10529
	Debtor	Reporting Period	Nov 1st, 2023 - Nov 30th, 2023

LOAN AND RESERVE ACTIVITIES

Continuation Sheet for MOR-1

GC GOODWILL CAPITAL

	<u>Total</u>		
LOAN FUNDING AVAILABLE	\$ 23,000,000.00		
Funds Advanced	9,300,000.00		
On reserve for future advancements for bill payments	<u>\$ 13,700,000.00</u>	On Reserve	<u>\$ 13,700,000.00</u>
March 2023	<i>Payment of legal fees to Glenn Agre Bergman</i>	\$	1,401,944.10
April 2023	<i>Advance for interest reserve</i>	\$	171,653.24
June/July 2023	<i>Advance for real estate tax payments</i>	\$	862,003.78
Jul-23	<i>Advance for interest reserve</i>	\$	106,418.89
	<i>On Reserve as of Nov 2023</i>	\$	<u>11,157,979.99</u>

Funds advanced	\$ 9,300,000.00	<i>Loan payable</i>	<u>\$ 9,300,000.00</u>
Funds advanced for legal fees payment to Glenn Agre Bergman & Fuentes LLP-March 2023			1,401,944.10
Funds advanced for interest reserve April 2023			171,653.24
Funds advanced for payment of real estate tax covering period July 2023 to Dec 2023			862,003.78
Funds advanced for interest reserve July 2023			106,418.89
	<i>Loan payable @ 11/30/23</i>	\$	<u>11,842,020.01</u>

<u>Interest Reserve Retained by Lender</u>	\$ 942,916.67
Feb 2023 loan interest expense	(56,833.33)
March 2023 loan interest expense	(74,141.67)
April 2023 advances	171,653.24
April 2023 interest expense payments	(86,402.98)
May 2023 interest expense payments	(95,143.98)
June 2023 interest expense payments	(100,505.26)
July 2023 advances	106,418.89
July 2023 interest expense payments	(97,987.67)
Aug 2023 interest expense payments	(110,114.34)
Sept 2023 interest expense payments	(112,170.25)
Oct 2023 interest expense payments	(108,551.85)
Nov 2023 interest expense payments	(112,170.25)
Changes made to statement-dated 1/10/23	56,833.33 **
<i>Bal of Interest Reserve @Nov 2023</i>	<u>\$ 323,800.55</u>

****An adjustment was made to the loan statement for \$56,833.33 in the beginning period, this amount offset current month (Nov) interest expense.**

Madison Avenue Servicing LLC

Interest Reserve Fund

DIP Loan

Lender	Madison Avenue Servicing LLC	Outstanding Loan Balance	\$11,842,020.01
Borrower	Ninety-Five Madison Company, LP	Interest Rate	Prime + 2.50%
Guarantor	N/A	Amortization	Interest-only (Actual/360)
Collateral	Secured, Super-Priority DIP Loan	Origination Date	1/10/23
Real Property	89-95 Madison Avenue, New York, NY 10016	Maturity Date	2/1/25

Date	Reference	Description	Beginning Balance	Credits	Charges	Ending Balance	Comments
1/10/23	Interim Interest	Closing Adj. (Interim Interest)	\$ -	\$56,833.33	\$ -	\$ 56,833.33	
1/10/23	Interest Reserve	Closing Adj. (Interest Reserve)	-	\$942,916.67	-	942,916.67	
2/1/23	Interest Reserve	Interest Payment	999,750.00		(56,833.33)	942,916.67	
3/1/23	Interest Reserve	Interest Payment	942,916.67	-	(74,141.67)	868,775.00	
4/1/23	Interest Reserve	Interest Payment	868,775.00	171,653.24	(86,402.98)	954,025.27	
5/1/23	Interest Reserve	Interest Payment	954,025.27	-	(95,143.98)	858,881.29	
6/1/23	Interest Reserve	Interest Payment	858,881.29	-	(100,505.26)	758,376.03	
7/1/23	Interest Reserve	Interest Payment	758,376.03	106,418.89	(97,987.67)	766,807.24	
8/1/23	Interest Reserve	Interest Payment	766,807.24	-	(110,114.34)	656,692.90	
9/1/23	Interest Reserve	Interest Payment	656,692.90	-	(112,170.25)	544,522.66	
10/1/23	Interest Reserve	Interest Payment	544,522.66	-	(108,551.85)	435,970.81	
11/1/23	Interest Reserve	Interest Payment	435,970.81	-	(112,170.25)	323,800.56	
12/1/23	Interest Reserve	Interest Payment	323,800.56	-	(108,551.85)	215,248.71	

SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS

Amounts reported should be from the debtor's books and not the bank statement. The beginning cash should be the ending cash from the prior month or, if this is the first report, the amount should be the balance on the date the petition was filed. The amounts reported in the "CURRENT MONTH - ACTUAL" column must equal the sum of the four bank account columns. Attach copies of the bank statements and the cash disbursements journal. The total disbursements listed in the disbursements journal must equal the total disbursements reported on this page. A bank reconciliation must be attached for each account. [See MOR - I (CON'T)]

BANK ACCOUNTS						
	OPER	PAYROLL	TAX	OTHER: BB&T Escrow***		CURRENT MONTH ACTUAL (TOTAL OF ALL ACCOUNTS)
ACCOUNT NUMBER (LIST 4)						
CASH BEGINNING OF MONTH	724,121.75	9,538.91	489.39	20.00		734,170.05
RECEIPTS						
CASH SALES						
ACCOUNTS RECEIVABLE - PREPETITION						-
ACCOUNTS RECEIVABLE - POSTPETITION	28,012.95					28,012.95
LOANS AND ADVANCES						-
SALE OF ASSETS						-
OTHER (ATTACH LIST) - EXP. REFUND/ROUNDING	-	-				-
TRANSFERS (FROM DIP ACCTS)	-	25,000.00		-		25,000.00
TOTAL RECEIPTS	28,012.95	25,000.00	-	-		53,012.95
DISBURSEMENTS						
NET PAYROLL		7,331.47				7,331.47
PAYROLL TAXES		2,332.43	-			2,332.43
SALES, USE, & OTHER TAXES						-
INVENTORY PURCHASES						-
SECURED/RENTAL/LEASES						-
INSURANCE	-					-
ADMINISTRATIVE	21,449.29	205.90	12.00	-		21,667.19
SELLING						-
OTHER (ATTACH LIST)	45,989.12					45,989.12
OWNER DRAW *						-
TRANSFERS	25,000.00		-	-		25,000.00
PROFESSIONAL FEES						-
U.S. TRUSTEE QUARTERLY FEES	-			-		-
COURT COSTS						-
TOTAL DISBURSEMENTS	92,438.41	9,869.80	12.00	-		102,320.21
NET CASH FLOW (RECEIPTS LESS DISBURSEMENTS)	(64,425.46)	15,130.20	(12.00)	-		(49,307.26)
CASH - END OF MONTH	659,696.29	24,669.11	477.39	20.00		684,862.79

COMPENSATION TO SOLE PROPRIETORS FOR SERVICES RENDERED TO BANKRUPTCY ESTATE

THE FOLLOWING SECTION MUST BE COMPLETED
DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES: (FROM CURRENT MONTH ACTUAL COLUMN)

TOTAL DISBURSEMENTS	102,320.21
LESS: TRANSFERS TO OTHER DEBTOR IN POSSESSION ACCOUNTS	(25,000.00)
PLUS: ESTATE DISBURSEMENTS MADE BY OUTSIDE SOURCES (i.e. from escrow accounts)	
TOTAL DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES	77,320.21

***The BB&T account is the escrow account established by 95 Madison for the prior property managing agent "Avison & Young" to pay 95 Madison bills. Avison Young services has been terminated in February 2023, and the account is in the closing process.

**SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS AND EXPLANATION
AND ATTACHMENTS**

Legend: clear = ✓
o/s = outstanding

Cash Receipts/Transfers/Disbursements and Explanations. - OPERATING BANK ACCOUNT (DIP)

Cash Receipts

<u>Date</u>		<u>Amounts</u>	<u>Money Rec From:</u>	<u>Allocation:</u>
11/6/2023	Rent & Acc Rec	✓ \$ 28,012.95	Lee & Low	Revenue/Acc Rec
Total		\$ 28,012.95		

Cash Transfers In:

\$ -

Cash Transfers Out:

-

Cash Disbursements:

<u>Date</u>	<u>Vendor Name</u>		<u>Amount</u>	<u>Ck. No</u>	<u>Description</u>	
11/08/2023	M&T	✓	2.00	Debit	Bank fees	ADMIN
11/09/2023	Office of Administrative Trials	✓	750.00	Wire	Violations	ADMIN
11/09/2023	Office of Administrative Trials	✓	300.00	Wire	Violations	ADMIN
11/09/2023	Office of Administrative Trials	✓	750.00	Wire	Violations	ADMIN
11/10/2023	Ninety-Five Madison Company LP	✓	25,000.00	10205	Payroll funding-l transfer	TRANSFER
11/17/2023	Croker Fire Drill Corp	✓	200.00	10206	Fire & Safety	OTHER
11/17/2023	FireQuest Corp	✓	2,068.63	10207	Fire & Safety	OTHER
11/17/2023	Hoberman & Lesser LLP	o/s	2,897.20	10208	Management fee	ADMIN
11/17/2023	Proven Analysis Design Inc.	o/s	1,633.13	10209	R&M - Maintenance	OTHER
11/17/2023	VDA Elevator & Escalator Consulting	✓	3,100.00	10210	R&M - Elevator	OTHER
11/17/2023	Khobadash, Elizabeth	o/s	1,166.61	10211	Outside services	ADMIN
11/17/2023	Office of Administrative Trials	✓	792.72	Wire	Violations	ADMIN
11/17/2023	Office of Administrative Trials	✓	988.26	Wire	Violations	ADMIN
11/21/2023	Andamio Scaffolding	✓	2,123.06	10212	Sidewalk shed rental	ADMIN
11/21/2023	Approved Oil	✓	16,130.97	10213	Utilities	OTHER
11/21/2023	Approved Oil	✓	4,528.11	10214	Utilities	OTHER
11/21/2023	Carchi, Felix	✓	174.47	10215	Reimbursed expenses	ADMIN
11/21/2023	Kertesz-Sklar, Karen	✓	249.81	10216	Reimbursed expenses	ADMIN
11/21/2023	MBE Code & Zoning LLC	✓	500.00	10217	Plumbing	OTHER
11/21/2023	Rosenwach Tank Co.	✓	4,763.28	10218	R&M - Maintenance	OTHER
11/21/2023	Safety Facility Services	✓	6,889.10	10219	Security	ADMIN
11/21/2023	Safety Facility Services	✓	5,132.67	10220	Security	ADMIN
11/28/2023	Andamio Scaffolding	o/s	13,065.00	10221	R&M - Repairs	OTHER
11/30/2023	Khobadash, Elizabeth	✓	-766.61	10185	Voided - Outside services	ADMIN

Total **\$ 92,438.41**

Summary Total:

Admin
\$ 21,449.29

INS
\$ -

US Trustee Fees

\$ -

Transfers
\$ 25,000.00

Other Costs:
per below:

R&M
25,330.04

Utilities/Water
20,659.08

Sales Tax
-

Total Other:
\$ 45,989.12

Prior period O/S checks:	
Ck# 10008 NYC Water Board	6,730.12
Ck# 10092 Karen Sklar	2,542.50
Ck# 10103 Con Ed	41.52
Ck# 10157 Transel Elevator	1,633.13
Ck# 10158 Transel Elevator	871.00
Curr period O/S checks	18,761.94
Total O/s checks	\$ 30,580.21

**SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS AND EXPLANATION
AND ATTACHMENTS**

Legend: clear = ✓
o/s = outstanding

Cash Receipts/Transfers/Disbursements and Explanations. - PAYROLL BANK ACCOUNT (DIP)

Cash Receipts/Transfers

11/10/2023	Transfer-Funding	\$	25,000.00	Interbank transfer	Transfer
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Disbursements (Explanation)

Date	Vendor Name		Amount			
11/10/2023	M&T	✓	2.00	Debit	Bank fees	ADMIN
11/10/2023	ADP	✓	100.15	Debit	Payroll processing fees	ADMIN
11/13/2023	Carchi, Felix	✓	1,699.95	10061	Net Payroll (10/28/23-11/10/23)	ADMIN
11/13/2023	George Gabriel	✓	669.88	10062	Net Payroll (10/28/23-11/10/23)	ADMIN
11/13/2023	Kertesz-Sklar, Karen	✓	1,620.70	10063	Net Payroll (10/28/23-11/10/23)	ADMIN
11/13/2023	Romo, Luis	o/s	306.82	10064	Net Payroll (10/28/23-11/10/23)	ADMIN
11/13/2023	Payroll Taxes/Withholdings	✓	1,411.67	Wire	Employer taxes + withholding taxes	ADMIN
11/24/2023	ADP	✓	103.75	Debit	Payroll processing fees	ADMIN
11/27/2023	Carchi, Felix	✓	1,406.94	10054	Net Payroll (11/11/23 -11/24/23)	ADMIN
11/27/2023	George Gabriel	✓	518.57	10055	Net Payroll (11/11/23 -11/24/23)	ADMIN
11/27/2023	Kertesz-Sklar, Karen	✓	1,108.61	10056	Net Payroll (11/11/23 -11/24/23)	ADMIN
11/27/2023	Payroll Taxes/Withholdings	✓	920.76	Wire	Employer taxes + withholding taxes	ADMIN

\$ 9,869.80

Prior Period #10060 511.35

Current Period 306.82

Total Outstanding (o/s) checks \$ 818.17

Cash Receipts/Transfers/Disbursements and Explanations. - PAYROLL TAX BANK ACCOUNT (DIP)

Cash Receipts

\$ -

Transfer Out

\$ -

Disbursements (Explanation)

11/08/2023	M & T	✓	\$ 12.00	Bank fees	Admin
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\$ 12.00

Cash Receipts/Transfers/Disbursements and Explanations. - BB&T Escrow Account

Cash Activities

Total	\$	-
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Cash Receipts/Disbursements - From Loan Funding Reserve

DebtorReporting Period **Nov 1st, 2023 - Nov 30th, 2023****BALANCE SHEET**

The Balance Sheet is to be completed on an accrual basis only. Pre-petition liabilities must be classified separately from post-petition obligations.

ASSETS	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE OR SCHEDULED
CURRENT ASSETS			
Unrestricted Cash and Equivalents	684,862.79	734,170.05	-
Restricted Cash and Cash Equivalents (<i>see continuation sheet</i>)	-	-	-
Accounts Receivable (Net)***	25,392.33	20,000.00	238,881.78
Notes Receivable	-	-	-
Inventories	-	-	-
Prepaid Expenses &&	632,154.23	785,814.58	775,919.14
Professional Retainers	-	-	-
Other Current Assets (<i>attach schedule</i>)	550,369.71	605,706.63	509,137.87
TOTAL CURRENT ASSETS	1,892,779.06	2,145,691.26	1,523,938.79
PROPERTY & EQUIPMENT			
Real Property and Improvements	5,551,760.17	5,551,760.17	5,350,739.62
Machinery and Equipment	-	-	-
Furniture, Fixtures and Office Equipment	-	-	-
Leasehold Improvements	-	-	-
Vehicles	-	-	-
Less: Accumulated Depreciation	(3,452,519.05)	(3,445,852.75)	(3,247,875.84)
TOTAL PROPERTY & EQUIPMENT	2,099,241.12	2,105,907.42	2,102,863.78
OTHER ASSETS			
Amounts due from Insiders*	-	-	-
Other Assets (<i>attach schedule</i>)****	7,117,197.66	7,085,023.46	6,068,673.41
TOTAL OTHER ASSETS	7,117,197.66	7,085,023.46	6,068,673.41
TOTAL ASSETS	11,109,217.84	11,336,622.14	9,695,475.98
LIABILITIES AND OWNER EQUITY	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE
LIABILITIES NOT SUBJECT TO COMPROMISE (Postpetition)			
Accounts Payable	1,012,026.06	1,004,961.99	1,402,391.97
Taxes Payable (<i>refer to FORM MOR-4</i>)	-	-	-
Wages Payable	-	-	-
Notes Payable	-	-	-
Rent / Leases - Building/Equipment	-	-	-
Secured Debt / Adequate Protection Payments	-	-	-
Professional Fees	-	-	-
Amounts Due to Insiders*	374,329.00	374,329.00	363,554.57
Other Post-petition Liabilities (<i>attach schedule</i>)	12,188,242.57	12,188,240.57	734,501.23
TOTAL POST-PETITION LIABILITIES	13,574,597.63	13,567,531.56	2,500,447.77
LIABILITIES SUBJECT TO COMPROMISE (Pre-Petition)			
Secured Debt	-	-	-
Priority Debt	-	-	-
Unsecured Debt	-	-	-
TOTAL PRE - PETITION LIABILITIES	-	-	-
TOTAL LIABILITIES	13,574,597.63	13,567,531.56	2,500,447.77
OWNERS' EQUITY			
Capital Stock	-	-	-
Additional Paid-In Capital	-	-	-
Partners' Capital Account	-	-	-
Owner's Equity Account	-	-	-
Retained Earnings - Pre-Petition	7,195,028.21	7,195,028.21	7,195,028.21
Retained Earnings - Post-petition****	(9,660,408.00)	(9,425,937.63)	-
Adjustments to Owner Equity (<i>attach schedule</i>)	-	-	-
Post-petition Contributions (<i>attach schedule</i>)	-	-	-
NET OWNERS' EQUITY	(2,465,379.79)	(2,230,909.42)	7,195,028.21
TOTAL LIABILITIES AND OWNERS' EQUITY	11,109,217.84	11,336,622.14	9,695,475.98

* "Insider" is defined in 11 U.S.C. Section 101(31).

***See comments on VitrA on Statement of Operations. Accounts Receivable does not include VitrA amounts.

BALANCE SHEET - continuation section

<i>ASSETS</i>	<i>BOOK VALUE AT END OF CURRENT REPORTING MONTH</i>	<i>BOOK VALUE AT END OF PRIOR REPORTING MONTH</i>	<i>BOOK VALUE ON PETITION DATE</i>
Other Current Assets			
Other Receivable	226,569.16	226,569.16	509,137.87
Loan Interest Reserve@@	323,800.55	379,137.47	
Other Assets			
Escrow in Citibanb	-	-	107,137.05
Tenants Security Deposits****	52,530.69	52,528.69	460,737.28
Con Ed Security Deposits	13,508.51	13,508.51	8,748.00
Intercompany loans	6,721,727.04	6,664,213.96	5,492,051.08
Loan Finance Fees, net of amortization	329,431.42	354,772.30	
<i>LIABILITIES AND OWNERS EQUITY</i>	<i>BOOK VALUE AT END OF CURRENT REPORTING MONTH</i>	<i>BOOK VALUE AT END OF PRIOR REPORTING MONTH</i>	<i>BOOK VALUE ON PETITION DATE</i>
Other Post-petition Liabilities			
Tenants Security Liabilities****	60,530.69	60,528.69	627,364.18
Escrow Payable	-	-	107,137.05
Vytra settlement claim	285,691.87	285,691.87	
Loan Payable	11,842,020.01	11,842,020.01	
Adjustments to Owners's Equity			
Post-Petition Contributions			

Restricted Cash: Cash that is restricted for a specific use and not available to fund operations.

Typically, restricted cash is segregated into a separate account, such as an escrow account.

****Tenant security assets and liabilities updated as of Nov 2023 based on current bank balance at Nov 30, 2023

@ @ See disclosure note and loan and reserve activities worksheet

STATEMENT OF OPERATIONS (Income Statement)

The Statement of Operations is to be prepared on an accrual basis. The accrual basis of accounting recognizes revenue when it is realized and expenses when they are incurred, regardless of when cash is actually received or paid.

REVENUES	MONTH	CUMULATIVE -FILING TO DATE &&
Gross Revenues	\$ 33,405.28	\$ 1,444,503.60
Less: Returns and Allowances		
Net Revenue	\$ 33,405.28	\$ 1,444,503.60
COST OF GOODS SOLD		
Beginning Inventory	-	-
Add: Purchases	-	-
Add: Cost of Labor	-	-
Add: Other Costs (<i>attach sched e</i>)	-	-
Less: Ending Inventory	-	-
Cost of Goods Sold	-	-
Gross Profit (bb)	\$ 33,405.28	\$ 1,444,503.60
OPERATING EXPENSES		
Advertising		-
Auto and Truck Expense		-
Bad Debts		-
Contributions		-
Employee Benefits Programs	-	4,192.55
Officer/Insider Compensation*	-	-
Insurance	31,726.77	737,539.35
Management Fees/Bonuses**	2,500.00	197,703.00
Office Expense^^	1,193.52	66,442.14
Pension & Profit-Sharing Plans	-	-
Repairs and Maintenance	28,069.17	396,478.22
Rent and Lease Expense	-	46,307.99
Salaries/Commissions/Fee****	10,211.65	85,054.58
Supplies	67.81	3,620.88
Taxes - Payroll****	809.20	23,973.57
Taxes - Real Estate^^	114,542.86	4,869,959.35
Taxes - Other	-	1,159.22
Travel and Entertainment	-	5,993.24
Utilities	24,610.58	526,156.41
Other (<i>ATTACH LIST</i>)****	16,325.81	1,434,156.61
Total Operating Expenses Before Depreciation	230,057.37	8,398,737.11
Depreciation/Depletion/Amortization -See attached support Sch 1 &&****	36,844.43	648,984.57
Net Profit (Loss) Before Other Income & Expenses	\$ (233,496.52)	\$ (7,603,218.08)
OTHER INCOME AND> EXPENSES		
Other Income (<i>attach sch edu le</i>)	57,513.08	1,255,675.96
Interest Expense	(55,336.92)	(954,021.40)
Other Expense (<i>attach sch edu le</i>)		
Net Profit (Loss) Before Reorganization Items (bb)	\$ (231,320.36)	\$ (7,301,563.52)

*** *Vitra Inc (tenant) have a lease, but payments have been abated by the order of the Supreme Court of NY County and therefore Vitra rental income was not included in gross revenue until such time as Vitra Inc is directed by the court to pay a fee for use and occupancy of premises.*

***Management fees represents 5% of AR collection and is a prior period-cummulative amounts of \$15,266.15 payable to related entity "Sklar Equities"*

***Management fees also includes fees for the property management company "Avison Young", \$9,500 monthly. Cummulative amount from July2021 thru Jan 2023=\$180,500 and at 9/30/23, an adjsutment to the fess of \$30,563.15 based on court settlement.*

In re NINETY-FIVE MADISON COMPANY, LP
Debtor

Case No. 21-10529
Reporting Period Nov 1st, 2023 - Nov 30th, 2023

REORGANIZATION ITEMS	MONTH	CUMULATIVE -FILING TO DATE
Professional Fees	3,150.00	2,283,519.41
U. S. Trustee Quarterly Fees	-	75,325.07
Interest Earned on Accumulated Cash from Chapter 11 (<i>see continuation sheet</i>)	-	-
Gain (Loss) from Sale of Equipment	-	-
Other Reorganization Expenses (<i>attach schedule</i>)	-	-
Total Reorganization Expenses	3,150.00	2,358,844.48
Income Taxes	-	-
Net Profit (Loss)	\$ (234,470.36)	\$ (9,660,408.00)

*"Insider" is defined in 11 U.S.C. Section 101(31).

BREAKDOWN OF "OTHER" CATEGORY

OTHER COSTS

WATER & SEWAGE	\$ -	\$ 43,651.02
Sales and Use Tax	\$ -	\$ 24,744.52
Vitra took M&T March rent as part of legal settlement-allocate 9 days for reporting period.	\$ -	\$ 13,053.99
Outside Labor Services	\$ 400.00	\$ 30,036.48
Management services***	\$ -	\$ 353,100.00
Labor costs	\$ -	\$ 178,977.54
Sidewalk shed rental	\$ 2,123.06	\$ 81,159.14
Other Prof. Services - legal fees, violations and other misc.	\$ -	\$ 419,674.29
Various violation fees	\$ 1,780.98	\$ 83,727.69
Safety Facility Service - Security Guard	\$ 12,021.77	\$ 206,031.94

***Management services provided by owners in the ordinary course of business.

OTHER OPERATIONAL EXPENSES

OTHER INCOME

Related party loan interest income - <i>See attached support Sch 2</i>	-	1,172,162.88
Roof access fees	-	26,000.00

OTHER EXPENSES

OTHER REORGANIZATION EXPENSES

Reorganization Items - Interest Earned on Accumulated Cash from Chapter 11:
Interest earned on cash accumulated during the chapter 11 case, which would not have been earned but for the bankruptcy proceeding, should be reported as a reorganization item.

NINETY-FIVE MADISON COMPANY, LP

**REAL ESTATE COMMISSION ANALYSIS & DEPRECIATION
& PREPAID RE TAX AND INSURANCES**

Case No. 21-10529

Sch 1

2022 Analysis

SUMMARY OF BELOW ANALYSIS INFORMATION REFLECTED
ON THE STATEMENT OF OPERATION IN THE CURRENT
REPORTING PERIOD

As of 11/30/23

Commission Lease amortization (A)	4,837.25
Depreciation for curr month (C)	6,666.30
	11,503.55
Loan Finance Fees-Amortz A-1	25,340.88
Total	36,844.43

(A)	Name	Terms	No. Mths	Gross	Annual	Bal @ 12/31/22	2023 Monthly
	RE COMMISSION - AMORTIZATION						
	Lee & Low**	11/01/19 - 10/31/30	132	110,000.00	10,000.00	78,333.34	833.33
	Vitra	6/1/16 - 2/28/28	141	387,453.25	32,974.74	170,369.54	2,747.90
	Vitra	Paid June 20th, 2017	128	160,770.50	15,072.23	77,873.22	1,256.02
						326,576.10	Monthly
				G/L-Prepaid Running Balance		326,576.10	4,837.25

****Still owed 55K out of the 110K of the commission to Sklar Equities**

Summary Analysis

Bal c/f 1/1/23	\$ 326,576.10
Jan-Oct 2023	(48,372.48)
Nov-23	(4,837.25)
Prepaid bal @11/30/23	\$ 273,366.37

A-1	Finance cost amortized - Loan funding	608,181.08	term=24 month	Expense -Jan - Sept 2023	253,408.78
				Expense -Nov 2023	25,340.88

Balance on hand to amortized \$ 329,431.42

(B) RE TAX (OUTSTANDING BILL IN ACCOUNTS PAYABLE)

RE Taxes were paid through period ending 6/30/23 from loan funding					
Prepaid=5months -Feb thru June 30, 2023	681,436.45	136,287.29	Feb 2023 - Jun 2023 Exp	681,436.45	
Prepaid=6 months - July thru Dec 2023	862,003.78	143,667.30	Jul - Oct 2023	545,544.76	
Apply to: Oct2023-Dec2023	deposit rec for RE Tax	(87,373.32)	Nov-23	114,542.86	
			Bal of Prepaid - Nov 2023	\$ 114,542.84	

(C)	2023 annual amount	Mths	Monthly Amt	O/P Accum Dep	
DEPRECIATION	79,748.00	12	6,645.67		12/31/2023 3,379,273.53
Additions	(87.53)	12	(7.29)		Jan - Sept 2023 66,579.22
**over depreciate 2022 by -87.53			6,638.37		Nov-23 6,666.30
New addition-Equipment					
4/3/23 Acquired	1,675.58				
Life=5 years	335.12	12	27.93		
			6,666.30	Accum total @11/30/23	3,452,519.05

(D)	Disability Insurance Expense (Term: 5/16/23 - 5/16/24)	A Credit of \$328.66 provided for curr period based on prior period premium adj	\$ -
	Workers Comp Insurance Exp (Term: 6/8/23 - 6/8/24)	Total Prem=4122.80, adjusted in Oct. Prem pd for new term =1053.89 + 361.53	\$ 707.71
	NFP-General Liab & Commercial (Term:1/10/23 - 1/10/24)	Paid =\$52,847.89	\$ 4,403.99
	Property Casualty and Liability Ins (Term 8/23/23-8/23/24)	Renewal Premium Paid=156,050 + 49,1787.50 + 121,812.50 = \$327,050	\$ 239,133.33

(A) +(B) + (D) Prepaid as of 11/30/23 \$ 632,154.23

Interest Compounded Monthly
Interest Rate: WSJ Prime Rate + 2%

Kinder Realty Associates
Loan Payable to
Ninety-Five Madison Company

PERSONAL AND CONFIDENTIAL
SUBJECT TO ATTORNEY/CLIENT PRIVILEGE
AND ATTORNEY WORK PRODUCT RULES

	A	B	C	D	E	F	G	H	I	J	K
1	NINETY-FIVE MADISON - RELATED PARTY LOAN								Sch 2		
2	Date	Description	Loan Advance (Payment)	Opening Balance	Annual Interest Rate	Days in Year	Daily Interest Rate	Number of Days	Interest	Ending Balance	
674											
675	30-Jan-21			5,428,561.06	5.25%	365	0.0143836%	31	24,205.43	5,452,766.49	
676	28-Feb-21			5,452,766.49	5.25%	365	0.0143836%	28	21,960.46	5,474,726.95	
677	31-Mar-21			5,474,726.95	5.25%	365	0.0143836%	31	24,411.28	5,499,138.23	
678	30-Apr-21			5,499,138.23	5.25%	365	0.0143836%	30	23,729.16	5,522,867.39	
679	31-May-21			5,522,867.39	5.25%	365	0.0143836%	31	24,625.94	5,547,493.33	
680	30-Jun-21			5,547,493.33	5.25%	365	0.0143836%	30	23,937.81	5,571,431.14	
681	12-Jul-21			5,571,431.14	5.25%	365	0.0143836%	12	9,616.44	5,581,047.58	
682	31-Jul-21			5,581,047.58	5.25%	365	0.0143836%	19	15,252.31	5,596,299.89	
683	31-Aug-21			5,596,299.89	5.25%	365	0.0143836%	31	24,953.36	5,621,253.25	
684	30-Sep-21			5,621,253.25	5.25%	365	0.0143836%	30	24,256.09	5,645,509.34	
685	31-Oct-21			5,645,509.34	5.25%	365	0.0143836%	31	25,172.78	5,670,682.12	
686	30-Nov-21			5,670,682.12	5.25%	365	0.0143836%	30	24,469.38	5,695,151.50	
687	31-Dec-21			5,695,151.50	5.25%	365	0.0143836%	31	25,394.13	5,720,545.63	
688	31-Jan-22			5,720,545.63	5.25%	365	0.0143836%	31	25,507.36	5,746,052.99	
689	28-Feb-22			5,746,052.99	5.25%	365	0.0143836%	28	23,141.64	5,769,194.63	
690	15-Mar-22			5,769,194.63	5.25%	365	0.0143836%	15	12,447.23	5,781,641.86	
691	31-Mar-22	rate increase 3/16		5,781,641.86	5.50%	365	0.0150685%	16	13,939.30	5,795,581.16	
692	30-Apr-22			5,795,581.16	5.50%	365	0.0150685%	30	26,199.20	5,821,780.36	
693	3-May-22			5,821,780.36	5.50%	365	0.0150685%	3	2,631.76	5,824,412.12	
694	31-May-22	rate increase 5/4		5,824,412.12	6.00%	365	0.0164384%	28	26,808.25	5,851,220.37	
695	14-Jun-22			5,851,220.37	6.00%	365	0.0164384%	14	13,465.82	5,864,686.19	
696	30-Jun-22	rate increase 6/15		5,864,686.19	6.75%	365	0.0184932%	16	17,353.04	5,882,039.23	
697	26-Jul-22			5,882,039.23	6.75%	366	0.0184426%	26	28,204.86	5,910,244.09	
698	31-Jul-22	rate increase 7/27		5,910,244.09	7.50%	365	0.000205479	5	6,072.17	5,916,316.26	
699	31-Aug-22			5,916,316.26	7.50%	365	0.000205479	31	37,686.12	5,954,002.38	
700	20-Sep-22			5,954,002.38	7.50%	365	0.000205479	20	24,468.50	5,978,470.88	
701	30-Sep-22	rate increase 9/21		5,978,470.88	8.25%	365	0.000226027	10	13,512.98	5,991,983.86	
702	31-Oct-22			5,991,983.86	8.25%	365	0.000226027	31	41,984.93	6,033,968.79	
703	1-Nov-22			6,033,968.79	8.25%	365	0.000226027	1	1,363.84	6,035,332.63	
704	30-Nov-22	rate increase 11/2		6,035,332.63	9.00%	365	0.000246575	29	43,156.76	6,078,489.39	
705	13-Dec-22			6,078,489.39	9.00%	365	0.000246575	13	19,484.47	6,097,973.86	
706	31-Dec-22	rate increase 12/14		6,097,973.86	9.50%	365	0.000260274	18	28,568.59	6,126,542.45	
707	31-Jan-23			6,126,542.45	9.50%	365	0.000260274	31	49,431.97	6,175,974.42	
724	28-Feb-23	rate increase 2/1/23		6,175,974.42	9.75%	365	0.000267123	28	46,192.90	6,222,167.32	
725	21-Mar-23			6,222,167.32	9.75%	365	0.000267123	21	34,903.80	6,257,071.12	
726	31-Mar-23	rate increase 3/22/23		6,257,071.12	10.00%	365	0.000273973	10	17,142.66	6,274,213.78	
727	30-Apr-23			6,274,213.78	10.00%	365	0.000273973	30	51,568.88	6,325,782.66	
728	2-May-23	rate increase 5/3/23		6,325,782.66	10.00%	365	0.000273973	2	3,466.18	6,329,248.84	
729	31-May-23			6,329,248.84	10.25%	365	0.000280822	29	51,544.36	6,380,793.20	
730	30-Jun-23			6,380,793.20	10.25%	365	0.000280822	30	53,756.00	6,434,549.20	
731	25-Jul-23			6,434,549.20	10.25%	365	0.000280822	25	45,174.06	6,479,723.26	
732	26-Jul-23	rate change 7/26/23		6,479,723.26	10.50%	365	0.000287671	6	11,184.18	6,490,907.44	
733	31-Aug-23			6,490,907.44	10.50%	365	0.000287671	31	57,884.67	6,548,792.11	
734	30-Sep-23			6,548,792.11	10.50%	365	0.000287671	30	56,516.97	6,605,309.08	
735	31-Oct-23			6,605,309.08	10.50%	365	0.000287671	31	58,904.88	6,664,213.96	
736	30-Nov-23			6,664,213.96	10.50%	365	0.000287671	30	57,513.08	6,721,727.04	
737											
738									Loan bal @ 12/31/22	6,126,542.45	
739									Jan-Oct 2023 Int	537,671.51	
740									Nov 2023 Int	57,513.08	
741									Loan bal @ 11/30/23	6,721,727.04	
742											

Debtor

Reporting Period Nov 1st, 2023 - Nov 30th, 2023

ACCOUNTS RECEIVABLE RECONCILIATION AND AGING

Accounts Receivable Reconciliation	Amount
Total Accounts Receivable at the beginning of the reporting period	20,000.00
Plus: Amounts billed and current adjustments**	33,405.28
Less: Amounts collected	(28,012.95)
Total Accounts Receivable at the end of the reporting period	25,392.33

Accounts Receivable Aging	0-30 Days	31-60 Days	61-90 Days	91+ Days	Total
0 - 30 days old	5,392.33				5,392.33
31 - 60 days old		4,000.00			4,000.00
61 - 90 days old			4,000.00		4,000.00
91+ days old				12,000.00	12,000.00
Total Accounts Receivable	5,392.33	4,000.00	4,000.00	12,000.00	25,392.33
Less: Bad Debts (Amount considered uncollectible)	-				-
	5,392.33				
Net Accounts Receivable	5,392.33	4,000.00	4,000.00	12,000.00	25,392.33

**Prior period adjustment of 4k collection not appropriately reflected in Jan report.

TAXES RECONCILIATION AND AGING

Taxes Payable	0-30 Days	31-60 Days	61-90 Days	91+ Days	Total
0 - 30 days old					
31 - 60 days old					
61 - 90 days old					
91+ days old					
Total Taxes Payable					
Total Accounts Payable					

STATUS OF POST-PETITION TAXES

The beginning tax liability should be the ending liability from the prior month or, if this is the first report, the amount should be zero.

Attach photocopies of IRS Form 6123 or payment receipt to verify payment or deposit of federal payroll taxes.

Attach photocopies of any tax returns filed during the reporting period.

Federal	Beginning Tax	Amount Accrued	Amount Paid		Check# or EFT	Ending Tax
				Date Paid		
Withholding	-	-	-			-
FICA-Employee	-	-	-			-
FICA-Employer - cut-off pay period estimate*	81.32	174.28	81.32	11/13/2023	Via ADP	174.28
Unemployment	-	-	-			-
Income						-
Other:						-
Total Federal Taxes	81.32	174.28	81.32			174.28
State and Local						
Withholding	-	-	-			-
Sales						
Excise						
Unemployment	-	-	-			-
Real Property	-	-	-			-
Personal Property						-
Other:						-
Total State and Local	-	-	-			-
Total Taxes	81.32	174.28	81.32			174.28

* payroll tax is an estimate and may not equal to the exact payment to ADP, but for above purpose, we reflect payment as the same due to reversal of estimate against the actual payment.

SUMMARY OF UNPAID POST -PETITION DEBTS

Attach aged listing of accounts payable.

	Number of Days Past Due					Total
	Current	0-30	31-60	61-90	Over 91	
Accounts Payable		12,905.64	3,000.00	5,660.00	920,071.11	941,636.75
Wages Payable						
Taxes Payable						
Rent /Leases-Building						
Rent /Leases-Equipment						
Secured Debt/Adequate Protection Payments						
Professional Fees						
Amounts Due to Insiders						
Other:						
Other:						
Total Post-petition Debts		12,905.64	3,000.00	5,660.00	920,071.11	941,636.75

Explain how and when the Debtor intends to pay any past due post-petition debts.

Debtor obtain funding on Jan 11, 2023. and started paying outstanding bills.

In re NINETY-FIVE MADISON COMPANY, LPCase No. 21-10529

Debtor

Reporting Period Nov 1st, 2023 - Nov 30th, 2023**AGED LISTING OF ACCOUNTS PAYABLE**

<u>Name</u>	<u>Service</u>	<u>Date</u>	<u>Amount</u>	<u>< 30 DAYS</u>	<u>>30 to 90 days</u>	<u>>90 days</u>
Salary accrual-last week of Sept	Labor services	As of Nov 2023	2,278.20	2,278.20		
Payroll tax accrual	Employer taxes	As of Nov 2023	174.28	174.28		
Avison Young	Labor services	As of Nov 2023	9,156.10	-	-	9,156.10
Avison Young	Misc. Service	As of Nov 2023	447.30	-	-	447.30
Avison Young	Management fees	As of Nov 2023	1,024.60	-	-	1,024.60
Gruber Palnumberi Raffaele Fried, CPA	Accounting	As of Nov 2023	235,819.75	3,150.00	3,000.00	229,669.75
Sklar Equities	Management fees	As of Nov 2023	15,266.16	-	-	15,266.16
Hoberman & Lesser LLP	Management fees/OOP	As of Nov 2023	2,570.20	2,570.20	-	
Jack Jaffa & Associates	Other Prof. Services	As of Nov 2023	240.00	-	-	240.00
Croker Fire	R&M	As of Nov 2023	200.00	200.00		
Safety/Facility Services	Security	As of Nov 2023	21,586.54	-	-	21,586.54
Con Edison	Utilities	As of Nov 2023	5,936.50	3,951.50	-	1,985.00
Central Station	Monitoring	As of Nov 2023	600.10	-	-	600.10
Verizon	Telephone	As of Nov 2023	581.46	581.46		
Windels Marx Lane & Mittendorf, LLP	Legal fees	As of Nov 2023	645,755.56	-	-	645,755.56

SUB TOTAL**941,636.75****12,905.64****3,000.00****925,731.11****Pre-petition date**

Andamio Scaffolding	R&M	As of March 22nd 2021	15,389.31			15,389.31
Sklar Equities	Real Est Commissions	from 2020	55,000.00			55,000.00

SUB TOTAL**70,389.31****-****-****70,389.31****TOTAL****1,012,026.06**

In re NINETY-FIVE MADISON COMPANY, LP
Debtor

Case No. 21-10529
Reporting Period Nov 1st, 2023 - Nov 30th, 2023

STATEMENT OF CAPITAL ASSETS

CAPITAL ASSETS	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE OR SCHEDULED
Land	\$ 306,469.25	\$ 306,469.25	\$ 306,469.25
<u>Building, Improvement, Others, etc</u>			
Building	1,020,239.50	1,020,239.50	1,020,239.50
Improvement and other fixed assets	3,848,526.42	3,848,526.42	4,024,030.87
Sub Total	4,868,765.92	4,868,765.92	5,044,270.37
<u>Additions:</u>			
In progress: Sprinkler pressure tanks	376,525.00	376,525.00	
Accum depreciation	(3,452,519.05)	(3,445,852.75)	(3,247,875.84)
Net	\$ 1,792,771.87	\$ 1,799,438.17	\$ 1,796,394.53
** NBV of Capital Assets	\$ 2,099,241.12	\$ 2,105,907.42	\$ 2,102,863.78

** Assest with remaining net book value (NBV)=Building and Improvements depreciated over 39 years-life of the asset for commercial real estate activities.
All other capital assets, i.e equipment, have been fully depreciated post petition. New computer equipment added in April 2023, depreciate over 5 years life.

In re NINETY-FIVE MADISON COMPANY, LPCase No. 21-10529

Debtor

Reporting Period Nov 1st, 2023 - Nov 30th, 2023**PAYMENTS TO INSIDERS AND PROFESSIONALS**

Of the total disbursements shown on the Cash Receipts and Disbursements Report (MOR- I) list the amount paid to insiders (as defined in Section 101(31) (A)-(F) of the U.S. Bankruptcy Code) and to professionals. For payments to insiders, identify the type of compensation paid (e.g. Salary, Bonus, Commissions, Insurance, Housing Allowance , Travel, Car Allowance, Etc .). Attach additional sheets if necessary.

INSIDERS			
NAME	TYPE OF PAYMENT	AMOUNT PAID	TOTAL PAID TO DATE
Rita Sklar	Reimbursed Out of Pocket Exp: office, meals, pest, R&M, Cab fare, etc	\$ -	\$ 1,853.57
Michael Sklar and or via Flintlock Construction Services, LLC***	Management services and out of pocket expenses	\$ -	\$ 195,340.84
Sharan Sklar via Sklar Media	Management services and out of pocket expenses	\$ -	\$ 191,794.05
Kertesz-Sklar, Karen	Outside labor services/ooop	\$ 249.81	\$ 17,494.00
Kertesz-Sklar, Karen	Net Payroll	\$ 3,564.00	\$ 20,696.59
TOTAL PAYMENTS TO INSIDERS			

***Out of pocket expenses relates to office supplies, postage and other general office expenses, etc.

^^Karen Sklar is the spouse of Michael Sklar. She provided management services to the Company.

PROFESSIONALS					
NAME	DATE OF COURT ORDER AUTHORIZING PAYMENT	AMOUNT APPROVED	AMOUNT PAID	TOTAL PAID TO DATE	TOTAL INCURRED & UNPAID•
TOTAL PAYMENTS TO PROFESSIONALS					

* INCLUDE ALL FEES INCURRED, BOTH APPROVED AND UNAPPROVED

**POST-PETITION STATUS OF SECURED NOTES, LEASES PAYABLE
AND ADEQUATE PROTECTION PAYMENTS**

NAME OF CREDITOR	SCHEDULED MONTHLY PAYMENT DUE	AMOUNT PAID DURING MONTH	TOTAL UNPAID POST-PETITION
TOTAL PAYMENTS			

BANK RECONCILIATIONS

Continuation Sheet for MOR-1

A bank reconciliation must be included for each bank account. The debtor's bank reconciliation may be substituted for this page. (Bank account numbers may be redacted to last four numbers.)

	Operating #	Payroll #	Tax #	Other: BB&T Escrow***
BALANCE PER BOOKS	\$ 659,696.29	\$ 24,669.11	\$ 477.39	\$ 20.00
BANK BALANCE	\$ 690,276.50	\$ 25,487.28	\$ 477.39	\$ 20.00
(+) DEPOSITS IN TRANSIT (ATTACH LISTING BELOW)	-	-	-	-
(-) OUTSTANDING *** CHECKS (ATTACH LIST):	30,580.21	818.17	-	-
OTHER (ATTACH EXPLANATION)	-	-	-	-
ADJUSTED BANK BALANCE*	\$ 659,696.29	\$ 24,669.11	\$ 477.39	\$ 20.00

*"Adjusted Bank Balance" must equal "Balance per Books"

***Outstanding items listed on MOR1 (o/s)

DEPOSITS IN TRANSIT	Date	Amount	Date	Amount
n/a				
CHECKS OUTSTANDING	Ck.#	Amount	Ck.#	Amount
<u>Operating Bank Account</u>				
See listing on Mor 1 Explanation	Vrs	\$ 30,580.21		
<u>Payroll Bank Account:</u>				
See listing on Mor 1 Explanation	Vrs	818.17		
<u>BT&T Escrow</u>				
See outstanding lists attached				

OTHER

***BT&T Escrow account, see comment on page 2, "MOR 1"

FOR INQUIRIES CALL: MADISON SOUTH
(212) 481-9207

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NINETY-FIVE MADISON COMPANY LP
DEBTOR IN POSSESSION CASE# 21-10529 (SHL
MICHAEL L SKLAR, MANAGER
OPERATING ACCOUNT
95 MADISON AVE SUITE 609
NEW YORK NY 10016

ACCOUNT TYPE	
M&T SIMPLE CHECKING FOR BUSINESS	
ACCOUNT NUMBER	STATEMENT PERIOD
9875585912	11/01/23 - 11/30/23
BEGINNING BALANCE	\$748,169.25
DEPOSITS & CREDITS	28,012.95
LESS CHECKS & DEBITS	85,903.70
LESS SERVICE CHARGES	2.00
ENDING BALANCE	\$690,276.50

ACCOUNT ACTIVITY

POSTING DATE	TRANSACTION DESCRIPTION	DEPOSITS & OTHER CREDITS (+)	WITHDRAWALS & OTHER DEBITS (-)	DAILY BALANCE
11/01/2023	BEGINNING BALANCE			\$748,169.25
11/01/2023	CON ED OF NY CECONY 88090110003		\$43.46	
11/01/2023	CON ED OF NY CECONY 23586620009		3,296.77	744,829.02
11/02/2023	CHECK NUMBER 10198		712.95	744,116.07
11/03/2023	CHECK NUMBER 10202		325.70	
11/03/2023	CHECK NUMBER 10203		220.21	
11/03/2023	CHECK NUMBER 10204		54.42	743,515.74
11/06/2023	DEPOSIT	\$28,012.95		
11/06/2023	CHECK NUMBER 10197		3,454.75	
11/06/2023	CHECK NUMBER 10200		1,633.13	
11/06/2023	CHECK NUMBER 10201		871.00	765,569.81
11/08/2023	SERVICE CHARGE FOR ACCOUNT 000009875585912		2.00	765,567.81
11/10/2023	NYC ECB FINES ECB Fines C 330281547		300.00	
11/10/2023	NYC ECB FINES ECB Fines C 330282097		750.00	
11/10/2023	NYC ECB FINES ECB Fines C 330280971		750.00	763,767.81
11/13/2023	CHECK NUMBER 10205		25,000.00	738,767.81
11/14/2023	CHECK NUMBER 10199		850.23	737,917.58
11/20/2023	NYC ECB FINES ECB Fines C 331858268		792.72	
11/20/2023	NYC ECB FINES ECB Fines C 331858700		988.26	736,136.60
11/27/2023	CHECK NUMBER 10207		2,068.63	
11/27/2023	CHECK NUMBER 10218		4,763.28	
11/27/2023	CHECK NUMBER 10219		6,889.10	
11/27/2023	CHECK NUMBER 10220		5,132.67	717,282.92
11/28/2023	CHECK NUMBER 10206		200.00	
11/28/2023	CHECK NUMBER 10210		3,100.00	
11/28/2023	CHECK NUMBER 10212		2,123.06	
11/28/2023	CHECK NUMBER 10217		500.00	711,359.86
11/29/2023	CHECK NUMBER 10213		16,130.97	
11/29/2023	CHECK NUMBER 10214		4,528.11	
11/29/2023	CHECK NUMBER 10216		249.81	690,450.97
11/30/2023	CHECK NUMBER 10215		174.47	690,276.50
	NUMBER OF DEPOSITS/CHECKS PAID	1	21	

FOR INQUIRIES CALL: MADISON SOUTH
(212) 481-9207

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NINETY-FIVE MADISON COMPANY LP
DEBTOR IN POSSESSION CASE# 21-10529 (SHL
MICHAEL L SKLAR, MANAGER
PAYROLL ACCOUNT
95 MADISON AVE SUITE 609
NEW YORK NY 10016

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ACCOUNT TYPE	
M&T SIMPLE CHECKING FOR BUSINESS	
ACCOUNT NUMBER	STATEMENT PERIOD
9875585920	11/01/23 - 11/30/23
BEGINNING BALANCE	\$12,117.03
DEPOSITS & CREDITS	25,000.00
LESS CHECKS & DEBITS	11,627.75
LESS SERVICE CHARGES	2.00
ENDING BALANCE	\$25,487.28

ACCOUNT ACTIVITY

POSTING DATE	TRANSACTION DESCRIPTION	DEPOSITS & OTHER CREDITS (+)	WITHDRAWALS & OTHER DEBITS (-)	DAILY BALANCE
11/01/2023	BEGINNING BALANCE			\$12,117.03
11/01/2023	CHECK NUMBER 10058		\$1,695.30	10,421.73
11/03/2023	CHECK NUMBER 10055		371.47	10,050.26
11/08/2023	SERVICE CHARGE FOR ACCOUNT 000009875585920		2.00	10,048.26
11/10/2023	ADP PAYROLL FEES ADP FEES 787092097722		100.15	9,948.11
11/13/2023	DEPOSIT	\$25,000.00		34,948.11
11/14/2023	ADP Tax ADP Tax KJ2ZJ 111317A01		1,411.67	33,536.44
11/15/2023	CHECK NUMBER 10063		1,620.70	31,915.74
11/16/2023	CHECK NUMBER 10061		1,699.95	30,215.79
11/20/2023	CHECK NUMBER 10062		669.88	29,545.91
11/24/2023	ADP PAYROLL FEES ADP FEES 425056930101		103.75	29,442.16
11/28/2023	ADP Tax ADP Tax KJ2ZJ 112718A01		920.76	28,521.40
11/29/2023	CHECK NUMBER 10067		1,108.61	27,412.79
11/30/2023	CHECK NUMBER 10065		1,406.94	
11/30/2023	CHECK NUMBER 10066		518.57	25,487.28
	NUMBER OF DEPOSITS/CHECKS PAID	1	8	

EFFECTIVE JANUARY 1, 2024, TREASURY MANAGEMENT AND COMMERCIAL DEPOSIT SERVICES PRICING IS CHANGING. VISIT MTB.COM/BBUPDATE2024 FOR DETAILS. YOU'LL ALSO RECEIVE AN INSERT WITH THE CHANGES IN YOUR NEXT STATEMENT OR IN A SEPARATE MAILING.

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FOR INQUIRIES CALL: MADISON SOUTH
(212) 481-9207

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NINETY-FIVE MADISON COMPANY LP
DEBTOR IN POSSESSION CASE#21-10529 (SHL)
MICHAEL L SKLAR, MANAGER
TAX ACCOUNT
95 MADISON AVE SUITE 609
NEW YORK NY 10016

ACCOUNT TYPE	
M&T SIMPLE CHECKING FOR BUSINESS	
ACCOUNT NUMBER	STATEMENT PERIOD
9875585938	11/01/23 - 11/30/23
BEGINNING BALANCE	\$489.39
DEPOSITS & CREDITS	0.00
LESS CHECKS & DEBITS	0.00
LESS SERVICE CHARGES	12.00
ENDING BALANCE	\$477.39

ACCOUNT ACTIVITY

POSTING DATE	TRANSACTION DESCRIPTION	DEPOSITS & OTHER CREDITS (+)	WITHDRAWALS & OTHER DEBITS (-)	DAILY BALANCE
11/01/2023	BEGINNING BALANCE			\$489.39
11/08/2023	SERVICE CHARGE FOR ACCOUNT 000009875585938		\$12.00	477.39
	NUMBER OF DEPOSITS/CHECKS PAID	0	0	

EFFECTIVE JANUARY 1, 2024, TREASURY MANAGEMENT AND COMMERCIAL DEPOSIT SERVICES PRICING IS CHANGING. VISIT MTB.COM/BBUPDATE2024 FOR DETAILS. YOU'LL ALSO RECEIVE AN INSERT WITH THE CHANGES IN YOUR NEXT STATEMENT OR IN A SEPARATE MAILING.

FOR INQUIRIES CALL: COMMERCIAL SERVICE TEAM
(800) 724-2240

00 0 00541M NM 017

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NINETY-FIVE MADISON COMPANY LP
LEASE SECURITY DEPOSIT ESCROW ACCOUNT
95 MADISON AVE
SUITE 609
NEW YORK NY 10016

ACCOUNT TYPE	
M&T ESCROW SERVICES	
ACCOUNT NUMBER	STATEMENT PERIOD
9864830121	11/01/23 - 11/30/23
BEGINNING BALANCE	\$52,528.69
DEPOSITS & CREDITS	2.00
LESS CHECKS & DEBITS	0.00
LESS SERVICE CHARGES	0.00
ENDING BALANCE	\$52,530.69

ACCOUNT ACTIVITY

POSTING DATE	TRANSACTION DESCRIPTION	DEPOSITS & OTHER CREDITS (+)	WITHDRAWALS & OTHER DEBITS (-)	DAILY BALANCE
11/01/2023	BEGINNING BALANCE			\$52,528.69
11/30/2023	INTEREST PAID	\$2.00		52,530.69
	NUMBER OF DEPOSITS/CHECKS PAID	1	0	

M&T BANK WILL BE CHANGING THE STANDARD PRICING OF ITS TREASURY MANAGEMENT AND COMMERCIAL DEPOSIT SERVICES,EFFECTIVE JANUARY 1,2024.

VISIT MTB.COM/TMUPDATE2024 FOR A SUMMARY OF THE CHANGES MADE TO THE PRICING OF TREASURY MANAGEMENT AND COMMERCIAL DEPOSIT SERVICES. TO REQUEST A PAPER COPY OF THE TREASURY MANAGEMENT AND COMMERCIAL DEPOSIT SERVICES CHANGE NOTICE, PLEASE CALL M&T TREASURY MANAGEMENT SERVICES AT 1-800-724-2240.

NOTE: THESE CHANGES DO NOT AFFECT FORMER PEOPLE'S UNITED ACCOUNTS.



NINETY-FIVE MADISON COMPANY LP

LANDLORD ACCOUNT NUMBER

9864830121

STATEMENT PERIOD

FROM	THROUGH
11/01/2023	11/30/2023

PAGE 2 OF 2

ESCROW SERVICES - SUMMARY STATEMENT **LEASE SECURITY**

NINETY-FIVE MADISON COMPA
PROPERTY NUMBER: 110

	CURRENT PERIOD	YEAR-TO-DATE
INTEREST PAID	\$2.00	\$22.29
TAX WITHHELD	\$0.00	\$0.00
ADMIN FEE PAID	\$2.00	\$22.29
CURRENT INTEREST RATE	0.0500%	

NUMBER OF TENANTS	2
TOTAL SECURITY BALANCES	\$48,642.58
TOTAL CURRENT BALANCES	\$48,642.58
ADMIN FEE RATE	1.00%

TENANTS ACCOUNT INFORMATION

BEGINNING BALANCE	DEPOSITS & OTHER ADDITIONS	WITHDRAWALS & OTHER SUBTRACTIONS	CURRENT INTEREST PAID	ENDING BALANCE
\$48,642.58	\$0.00	\$2.00	\$2.00	\$48,642.58

TENANT NAME	TENANT REFERENCE	TENANT SUB ACCT NUMBER	SECURITY BALANCE	CURRENT BALANCE	INTEREST PAID YEAR TO DATE	ADMIN FEE PAID YEAR TO DATE	TAX WITHHELD YEAR TO DATE
THE CULTURAL IN LEE & LOW BOOKS	CULTURAL I LEE & LOW	104760 104761	20,240.72 28,401.86	20,240.72 28,401.86	9.26 13.03	9.26 13.03	0.00 0.00
PROPERTY TOTALS			\$48,642.58	\$48,642.58	\$22.29	\$22.29	\$0.00



NINETY-FIVE MADISON COMPANY LP

LANDLORD ACCOUNT NUMBER

9864830121

STATEMENT PERIOD

FROM

THROUGH

11/01/2023

11/30/2023

PAGE 1 OF 2

ESCROW SERVICES - COMBINED STATEMENT
LEASE SECURITY

PROPERTY NAME	PROPERTY NUMBER	NUM OF TEN	SECURITY BALANCES	CURRENT BALANCES	INTEREST PAID YEAR TO DATE	ADMIN FEE PAID YEAR TO DATE	TAX WITHHELD YEAR TO DATE
NINETY-FIVE MADISON COMPA	110	2	\$48,642.58	\$48,642.58	\$22.29	\$22.29	\$0.00
TOTAL		2	\$48,642.58	\$48,642.58	\$22.29	\$22.29	\$0.00

YOUR M&T ESCROW SERVICES MONTHLY PAPER STATEMENT IS NOW AVAILABLE FOR ELECTRONIC STATEMENT DELIVERY VIA COMMERCIAL ESTATEMENTS. FOR MORE INFORMATION, PLEASE CONTACT YOUR RELATIONSHIP MANAGER, TREASURY MANAGEMENT CONSULTANT, OR THE COMMERCIAL SERVICE TEAM AT 1-800-724-2240, MONDAY-FRIDAY, 8AM-6PM ET. PLEASE VISIT THE IRS WEBSITE AT [HTTP://WWW.IRS.GOV](http://www.irs.gov) TO OBTAIN THE MOST CURRENT TAXPAYER IDENTIFICATION NUMBER AND CERTIFICATION FORMS (W-9 OR APPLICABLE W-8). NOTE THAT REQUESTS CONTAINING OUTDATED TAXPAYER IDENTIFICATION NUMBER AND CERTIFICATION FORMS WILL NOT BE ACCEPTED.